

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
November 17, 2016

Case #2754: Application of Gregory & Mary Ann Jentzen of 17 Rolfe Place, Pearl River, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(D) Side Yard to elevate the existing house at 88 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 236, Lot 10 on the Nassau County Land and Tax Map.

**DECISION:** South side yard variance is GRANTED; North side yard variance is DENIED

Case #2772: Application of Putnam & Bay Blvd. Corp. of 100 West Park Avenue, Long Beach, NY for an appeal from administrative decision pursuant to General City Law Section 81-b(2), in this case the Building Commissioner letter denying construction of a 2 family house where a 2 family house previously existed at 353 East Walnut Street, Long Beach, NY also known as Section 59, Block 140, Lot 57 on the Nassau County Land and Tax Map.

**DECISION:** GRANTED

Case #2776: Application of Sloane Family Qualified Residence Trust c/o Diana Sloane of 116 Coolidge Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.6(D) Side Yard to extend the existing deck at 116 Coolidge Avenue, Long Beach, NY also known as Section 59, Block 195, Lot 17 on the Nassau County Land and Tax Map.

**DECISION:** GRANTED with Conditions

Case #2784: Application of Kentucky Street Development, LLC of 5 Brouwer Lane, Rockville Centre, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(A) Use; 9-105.5(B) Height for a new two family residence at 92 Kentucky Street, Long Beach, NY also known as Section 58, Block 95, Lot 8 on the Nassau County Land and Tax Map.

**DECISION:** GRANTED, as per Amended plans

Case #2786: Application of Cristina Andreu of 36 Florida Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(A) Use; 9-105.5(C) Front Yard; 9-105.5(H) Density for a new three story and 2 family use at 36 Florida Street, Long Beach, NY also known as Section 58, Block 105, Lot 10 on the Nassau County Land and Tax Map.

**DECISION:** DENIED

Case #2791: Application of Edna Flood of 91 Wisconsin Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(B) Height to elevate the existing house at 91 Wisconsin Street, Long Beach, NY also known as Section 59, Block 234, Lot 34 on the Nassau County Land and Tax Map.

**DECISION:** GRANTED with Conditions

Case #2236: Application of Neil and Jamie Rozansky of 54 Clark Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(a) Use for renewal of a 2 Year Conditional/Temporary Variance for maintaining a second kitchen in a one family dwelling at 54 Clark Street, Long Beach, NY also known as Section 59, Block 209, Lot 154 on the Nassau County Land and Tax Map.

**DECISION: GRANTED 2 Year Conditional/Temporary Variance**

Case #2690: Application of Edith Bonizio of 80 Wyoming Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(M) Sub-division; 9-105.5(E) Rear Yard to subdivide a 60 x 60 parcel of land into two 30 x 60 parcels of land at 80 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 236, Lots 14 & 40 on the Nassau County Land and Tax Map.

**DECISION: GRANTED with Conditions**

Case #2764: Application of Jacqueline Zapson of 93 Kerrigan Street, Long Beach, NY and Summit Development & Management Corp. of 34 Shore Park Road, Great Neck, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.12(b) Height; 9-105.12(c) Lot Area; 9-105.12(d) Building Area; 9-105.12(f) Side Yard for construction of a new 4 story multiple dwelling at 70 Roosevelt Boulevard, Long Beach, NY also known as Section 59, Block 205, Lot 5 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Dated: November 17, 2016  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman